"- _ IHAI-PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH-COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16, FROM WHICH POINT THE "NORTHWEST SECTION CORNER BEARS-S89'40'31"W 2579.77 FEET; THENCE N89'44'00"E ALONG THE NORTH LINE OF SAID SUBDIVISION, 1950:00 FEET; THENCE S20°25'22"E 41.14 FEET TO THE -TRUE POINT OF BEGINNING;

THENCE CONTINUING S20°25'22"E 118.41 FEET; THENCE S21"5'20"W 89.51 FEET; THENCE SOT-25'18"E- 130.07 FEET; THENCE S32'37'13"W 157.06 FEET; THENCE S00'30'48"W 127.52 FEET; THENCE S26'00'24"E 172.35 FEET; THENCE S46'40'22"E 114.01 FEET; THENCE S08'55'12"E 62.14 FEET: THENCE S49"21'28"E- 144.58 FEET; THENCE S56"33"04"E 243.38 FEET; THENCE S66"6'20"E- 92.78 FEET; THENCE S65"09'30"E 139.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOOTS'10"E ALONG SAID EAST LINE 485.38 FEET TO A POINT ON THE CENTERLINE_OF S198TH PLACE N.E. (ALK.A. CEMETERY ROAD) PER THE PLAT OF SAU TURN DIVISION NO. 2-AS FILED IN VOLUME 27 OF PLATS, PAGE 85, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE S87-O4'23"W, ALONG SAID CENTERLINE 1272.89 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NOO'47"10"W, ALONG SAID WEST LINE, 442.41 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE CONTINUING NOO'47'10"W, ALONG-SAID WEST LINE, 72.99 FEET, THENCE- -N26"45'00"E 324.31 FEET TO A POINT ON A TOO 500 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT. FROM WHICH POINT THE CENTER OF SAID CURVE BEARS N23"21'23"E; THENCE NORTHWESTERLY ALONG -SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°25'27" AN ARC DISTANCE OF 110.07 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A -1 130.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A GENTRAL ANGLE OF 04:36'33"--AN ARC DISTANCE OF 90.90 FEET; THENCE 10900000 204.94 FEET; THENCE NO330'00 E 246.92 THENCE S88°20'00"W 14.33 FEET; THENCE NO1'40'00"W 121.18 FEET; THENCE N12'37'31-W 50.25-THENCE NO7'45'00"W 139.11 FEET; THENCE NOO"16"00"W 80.90 FEET; THENCE N88'30'T1"E 27.87 THENCE N85'31'47"E 200.60 FEET; THENCE S86"10'25"E 129.23 FEET; THENCE N89'31'30"E 330.87 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THOSE PORTIONS, IF ANY, LYING WITHIN 198TH PLACE N.E. (A.K.A. CEMETERY ROAD).

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

RESTRICTIONS

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM ITS NATURAL COURSE SO AS TO _ DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT. OR PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT TO THE EXISTING DRAINAGE SYSTEM, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON, FOR ANY ALTERATION OF OR CONNECTION TO THE EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

PURCHASERS OF LOTS WITHIN THIS PLAT ARE HEREBY NOTIFIED THAT A SCHOOL MITIGATION FEE IS DUE AT THE TIME OF ISSUANCE OF BUILDING PERMIT. THIS PAYMENT SHALL BE MADE TO THE CITY OF ARLINGTON, WHO WILL ADMINISTRATE THESE FUNDS FOR TRANSMITTAL TO THE ARLINGTON SCHOOL DISTRICT.

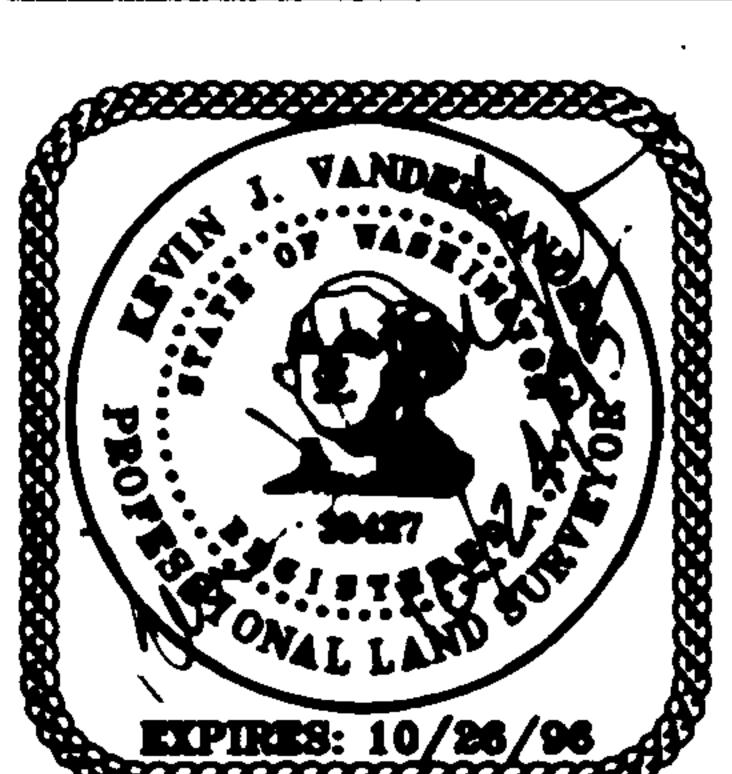
EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, CASCADE GAS COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. AND TCI CABLE TV COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN ON THE MAP HEREIN. IN WHICH TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, CABLE TV, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION.

AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR THE CITY OF ARLINGTON ALONG EACH COMPONENT OF THE PUBLIC STORM DRAINAGE SYSTEM AND JO A WIDTH OF FIVE FEET ON EACH SIDE OF THE CENTERLINE OF EACH COMPONENT OF THE PUBLIC STORM DRAINAGE SYSTEM FOR THE PURPOSE OF MAINTENANCE, REPAIR OR IMPROVEMENT TO THE PUBLIC STORM DRAINAGE SYSTEM. AN EASEMENT IS HEREBY RESERVED FOR THE CITY OF ARLINGTON ALONG EACH PUBLIC SANITARY SEWER LINE NOT LOCATED WITHIN A DEDICATED ROAD RIGHT-OF-WAY AND TO A WIDTH OF FIVE FEET ON EACH SIDE OF SUCH PUBLIC SANITARY SEWER LINE, UNLESS OTHERWISE SHOWN ON THE PLAT, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING SAID PUBLIC SANITARY SEWER LINE.

AN EASEMENT SHALL BE RESERVED FOR AND GRANTED TO ALL UTILITIES, INCLUDING SNOHOMISH COUNTY P.U.D. NO. 1 OVER, ABOVE, UNDER AND UPON THE SOUTHERLY 10 FEET OF TRACTS 992, 993, 994, AND 997, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN OVERHEAD AND UNDERGROUND DISTRIBUTION AND TRANSMISSION ELECTRICAL FACILITIES.

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT THE PLAT OF HIGH CLOVER PARK, DIVISION I IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION . TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I JLLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL TAJUTES AND REGULATIONS GOVERNING PLATTING.

KEVIN J. VANDERZANDEN PROFESSIONAL LAND SURVEYOR

CERTIFICATE NO. 30427

DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HIGH CLOVER LIMITED PARTNERS, WEST ONE BANK, A WASHINGTON BANKING ASSOCIATION, DOUGLAS W. AND LOUISE B. CONNELLY, HUSBAND AND WIFE, JAMES F. FLYNN AS AN INDIVIDUAL AND A REPRESENTATIVE OF THE ESTATE OF BJARNI PETERSON, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND CERTIFY THAT THE SUBDIVISION S MADE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES THE UNDERSIGNED DEDICATE TO THE CITY OF ARLINGTON FOR THE USE OF THE PUBLIC FOREVER ALL STREETS AND PARKS SHOWN ON THE PLAT, ALL SANITARY SEWER LINES AND EASEMENTS CONSTRUCTED OR SHOWN ON THE PLAT. FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THEIR USE AS STREETS. A SANITARY SEWER SYSTEM AND A WATER SYSTEM, RESPECTIVELY, AND ALSO THE RIGHT TO DRAIN ALL STREETS OVER ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. THE UNDERSIGNED WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION. DRAINAGE AND MAINTENANCE OF SAID ROADS. TRACTS 993 AND 997 ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. TRACTS 991, 992, 994-996, 998 - 999 ARE HEREBY GRANTED AND CONVEYED TO THE HIGH CLOVER PARK HOMEOWNERS ASSOCIATION. —IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 24TH DAY OF OCTOBER

TS: PRESIDENT

BY: DOUGLAS W. CONNELLY Laine B. Comully BY: AMES F. FLYNN

ACKNOWLEDGMENTS

WIGH BLOVER LIMITED PARTNERS

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRUCE DODDS SIGNED THIS INSTRUMENT, ON JATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE PRESIDENT OF HIGH "CLOVER LIMITED PARTNERS AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH A PARTNERSHIP FOR THE-USES AND PURPOSES MENTIONED IN THE INSTRUMENT

NOTARY PUBLIC IN AND FOR TO STATE DE WASHINGTON, RESIDING AT ISA QUAN MY COMMISSIONL EXPIRES

NOTARY PUBLIC STATE OF WASHING!! EANNE B WIGHT My Appointment Expires SEP 20, 1996

STATE OF WASHINGTON COUNTY OF KING

THIS INSTAUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE OF WEST ONE-BANK AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USES AND PURPOSES MENTIONED IN THE INSTENSELL

MY COMMISSION EXPIRES - 10 - 1

STATE OF WASHINGTON COUNTY OF Whatcom

ON THIS DAY PERSONALLY APPEARED BEFORE ME DOUGLAS W. CONNELLY AND LOISE B. CONNELLY, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNIARY LACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 19th DAY OF OCTOBER ulson)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

STATE OF WASHINGTON

ON THIS DAY PERSONALLY APPEARED BEFORE ME JAMES F. FLYNN, TO ME KNOWN TO BE THE INDIVIDUAL, AND REPRESENTATIVE OF BJARNI PETERSON'S ESTATE. DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 1941 DAY OF OCTUBER, 1995. Mon

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT BELLING NO MA MY COMMISSION EXPIRES__

SHEET 1

PORTION, NE 1/4 SEC 16, TWP 31 N, RGE 5 E, W.M. WASHINGTON SNOHOMISH COUNTY, CITY OF ARLINGTON.

DIVISION

APPROVALS

DAY OF YOURNBER 1995 EXAMINED AND APPROVED THIS __/'/__' THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPL

CITY OF ARLINGTON

DAY OF NOVEMBETTS 43. AS BEING IN COMPLIANCE WITH ALL TERMS OF THE PRELIMINARY APPROVAL OF THE PROPOSED SUBDIVISION

DAY OF Movemberg 45. AS TO EXAMINED AND APPROVED THIS _________ THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND THER RIGHTS OF WAY

> CITY ENGINEER CITY OF ARLINGTON

OF BRIDGES, SEWAGE AND WATER SYSTEMS AND OTHER STEWSTURES

COUNCIL FINDS IN ADDITION THAT THE PLAT OF HIGH CLOVER PARK, DIVISION 1 IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN AFFECT.

CITY COUNCIL CITY OF ARLINGTON

TRESURER'S CERTIFICATE

HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1996 TAXES.

Kirke Sievers

Konda &: Wheeler November 17, 1995 DEPUTY TREASURER, SNOHOMISH COUNTY

RECORDING CERTIFICATE 9511175007

FILED FOR REGORD AT THE REQUEST OF HIGH CLOVER PARTNERSHIP THIS 17 DAY OF NOVEMBER, 1995 AT 55 MINUTES PAST 3 P.M. AND RECORDED IN OF PLATS_PAGE(S) 106-1-11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

AUDITOR



GENERAL NOTES _--

- THE SECTION SUBDIVISION FOR THIS SECTION IS BASED ON THE RECORD OF SURVEY BY DODD'S ENGINEERS, INC. RECORDED IN VOLUME 45 OF SURVEYS, PAGES 138-THROUGH 139, UNDER AUDITOR'S FILE NO. 9506265001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 - 2. LEGAL DESCRIPTION-FOR PROPERTY WAS PROVIDED BY COMMONWEALTH LAND TITLE CO.
 PLAT CRETIFICATE DATED MAY-30, 1995 8:00 Am. NO FURTHER SEARCH OF THE
 RECORD WAS REQUESTED OR PERFORMED BY DOODS ENGINEERS, INC.
 - 3. TOTAL PROPERTY AREA = 1.528,231 ± SQUARE FEET (35.0834 ± ACRES) AREA CALCULATED TO CENTERLINE 198TH PLACE N.E. PER THE PLAT OF SAU TURN DIV. NO. 2, VOLUME 27, PAGE 85.
 - 4. ALL DISTANCES ARE IN FEET.
 - 5. THIS IS A FIELD TRAVERSE-SURVEY. A LIETZ SOMSE COMBINED ELECTRONIC 10 SECOND THEODOLITE AND INTEGRAL DISTANCE MEASURING METER WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIP BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAG 332-130-090. DISTANCE MEASURING EQUIPMENT HAS BEEN CALIBRATED AT AN N.G.S. BASELINE WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.
 - 6. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE REDIVIDED-AND SOLD EXCEPTING CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.

 - 8. TRACT 993 TO BE DEDICATED TO THE CITY OF ARLINGTON FOR A SANITARY SEWER PUMP STATION UPON THE RECORDING OF THIS PLAT.
 - 9. TRACTS 991, 992, 994, 995, 996, 998, 999 COMMON OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HIGH CLOVER PARK HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. REFER TO NOTE 7.
 - 10. TRACT 997 TO BE DEDICATED TO THE CITY OF ARLINGTON FOR PARK PURPOSES UPON THE RECORDING OF THIS PLAT.
 - 11. SNOHOMISH COUNTY 1929 BREAKDOWN REFERS TO FILE AND ROAD PLANS ON FILE AT SNOHOMISH COUNTY DEPARTMENT OF PUBLIC WORKS.

ADDRESS

7,315

7,201

8,425

7,220

7,239

7,277

9,173 7,533 7,**98**0

7,451 7,549

7,423

9,305 9,763 4830 199TH ST. N.E.

4824 199TH ST. N.E.

4818 199TH ST. N.E.

4810 199TH ST. N.E.

4804 199TH ST. N.E.

4726 199TH ST. N.E.

4722 199TH ST. N.E.

4710 199TH ST. N.E.

19901 47TH AVE. N.E.

19906 47TH AVE. N.E.

19914 47TH AVE. N.E.

19922 47TH AVE. N.E.

19928 47TH AVE. N.E.

20000 47TH AVE. N.E.

20006 47TH AVE. N.E.

20012 47TH AVE. N.E.

20015 47TH AVE. N.E.

20007 47TH AVE: N.E.

20003 47TH AVE. N.E.

19929 47TH AVE. N.E.

19921 47TH AVE. N.E.

19913 47TH AVE. N.E.

4719 199TH ST. N.E.

4801 199TH ST. N.E.

19916 48TH DR. N.E.

19920 48TH DR. N.E.

19926 48TH DR. N.E.

20002 48TH DR. N.E.

20002 48TH DR. N.E.

20010 48TH DR. N.E.

20014 48TH DR. N.E.

20013 48TH DR. N.E.

20009 48TH DR. N.E.

20005 48TH DR. N.E.

20001 48TH DR. N.E.

19923 48TH DR. N.E.

19915 48TH DR. N.E.

4813 199TH ST. N.E.

4817 199TH ST. N.E.

4825 199TH ST. N.E.

4903 199TH ST. N.E.

4907 199TH ST. N.E.

4926 200TH PL. N.E.

5004 200TH PL. N.E.

SQ. FT.

10,040

8,443

8,443

8,486

11,408

4716 203RD ST. N.E.

4722 203RD ST. N.E.

20228 48TH AVE. N.E.

20216 48TH AVE. N.E.

4723 202ND PL. N.E.

4717 202ND PL. N.E.

4711 202ND PL. N.E.

4709 202ND PL. N.E.

4705 202ND PL. N.E.

4706 202ND PL. N.E.

4710 202ND PL. N.E.

4714 202ND PL. N.E.

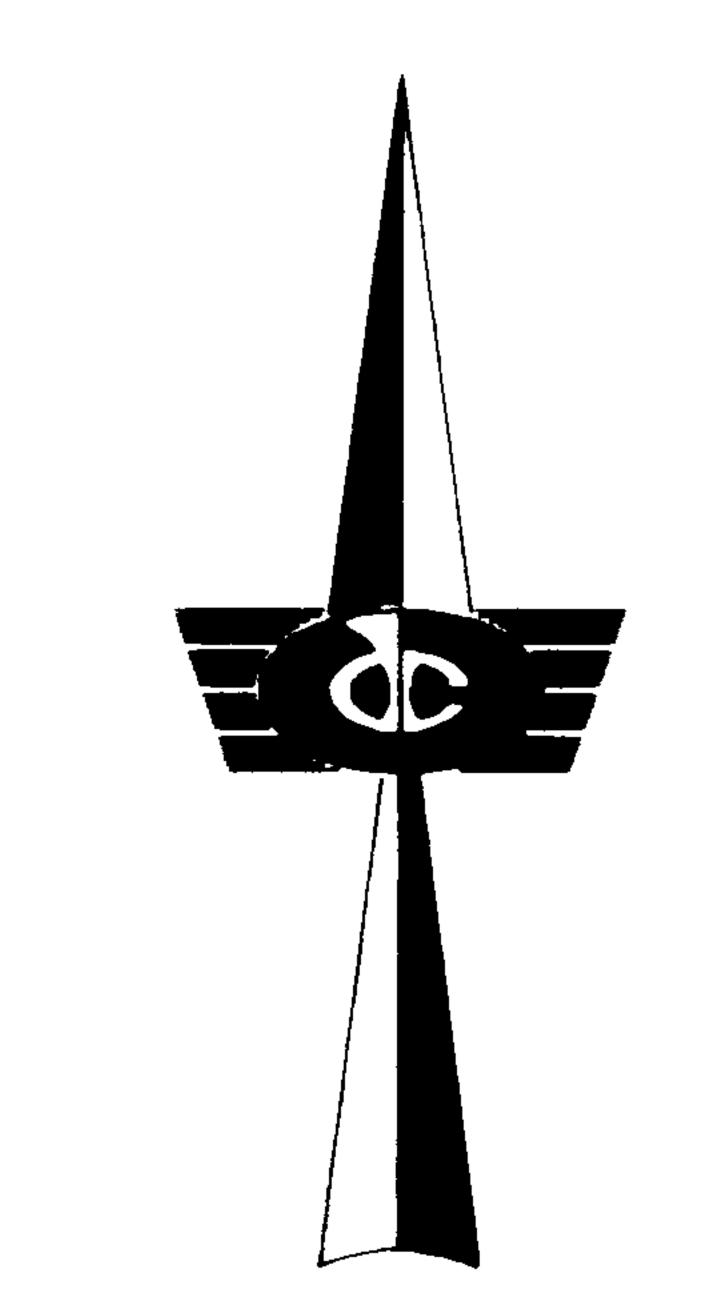
4720 202ND PL. N.E.

4724 202ND PL. N.E.

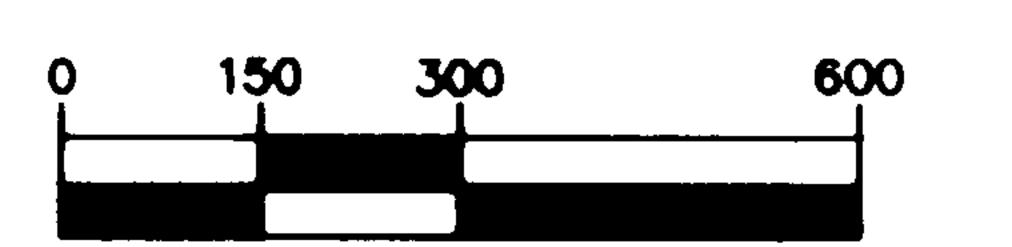
20202 48TH AVE. N.E.

107 SHEET 2 OF 8 HIGH CLOVER PARK

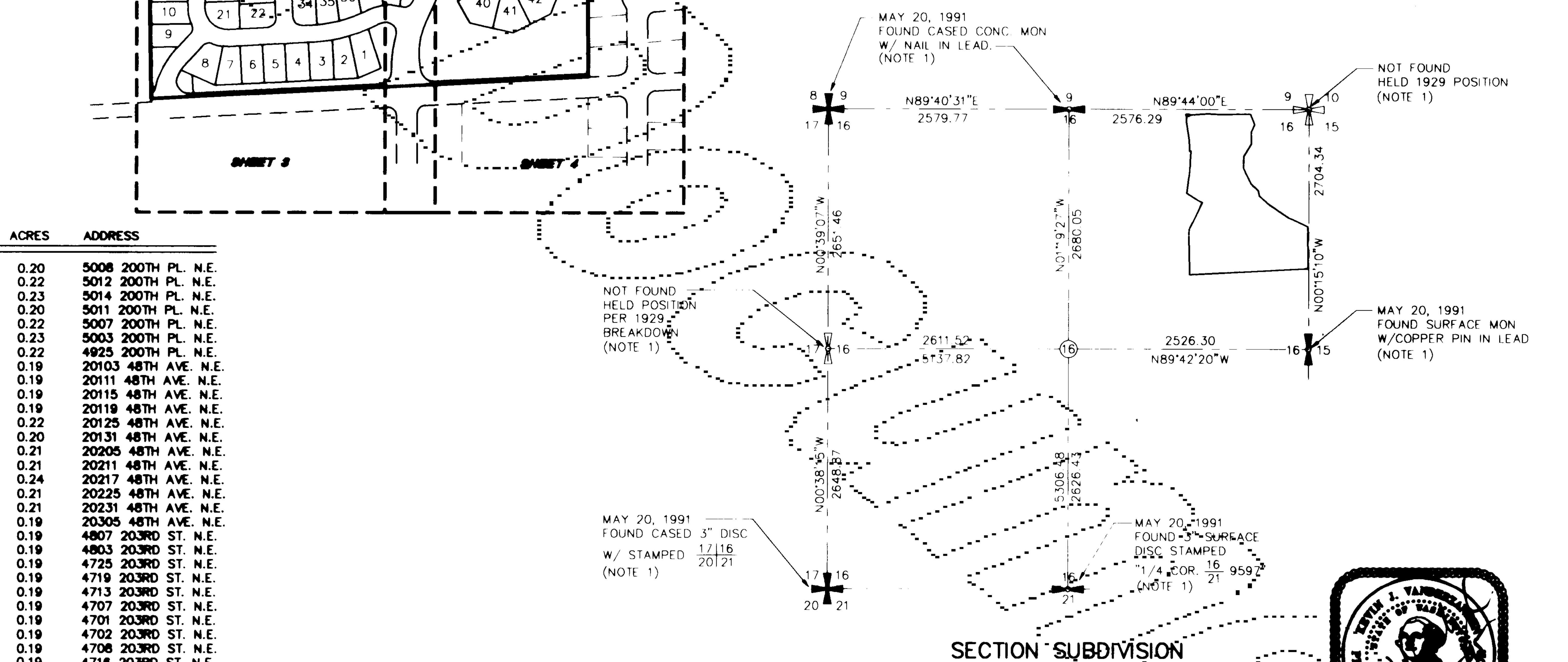
PORTION, NE 1/4 SEC 16, TWP 31 N, RGE 5 E, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 300'



BASIS OF BEARINGS: SNOHOMISH COUNTY BREAKDOWN, 1929 AND PLAT OF PROSPECT POINT VOL. 31, PG. 89.



 TRACT
 SQ. FT.
 ACRES

 991
 4,613
 0.11

 992
 4,802
 0.11

 993
 2,942
 0.07

 994
 20,962
 0.48

 995
 11,104
 0.25

 996
 52,147
 1.20

 997
 96,258
 2.20

 998
 272,815
 6.26

 999
 76,193
 1.75

SHEET 8

A.F. NO. 95-11175007

SEE NOTE 1, SHEET 2

DODDS ENGINEERS, INC.
4205-148TH AVE. N.E., BELLEVUE WA, 98007 (206) 885-787

